

MIXED USE DEVELOPMENT COMING Q1 2027 - SALE, BTS, & LEASE

CROWLEY CENTRE

NEC LINCOLN ROAD & CROWLEY ROAD | IDAHO FALLS, IDAHO 83401

TOK
COMMERCIAL



15,395 VPD

E LINCOLN RD

CONCEPTUAL RENDERING

CONTACT



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HIGHLIGHTS



Servicing the communities of Iona, Ammon and Northeast Idaho Falls

Planned mixed-use retail opportunity, fully entitled with utilities to the site.

Excellent location, hard corner located on two primary arterials.

Heavily populated residential community with limited services.

3-5-minute commute from two major high schools (Thunder Ridge HS 1,950 and Bonneville HS 1,330 students).

UPDATED: 12.9.2025

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SITE PLAN



DETAILS

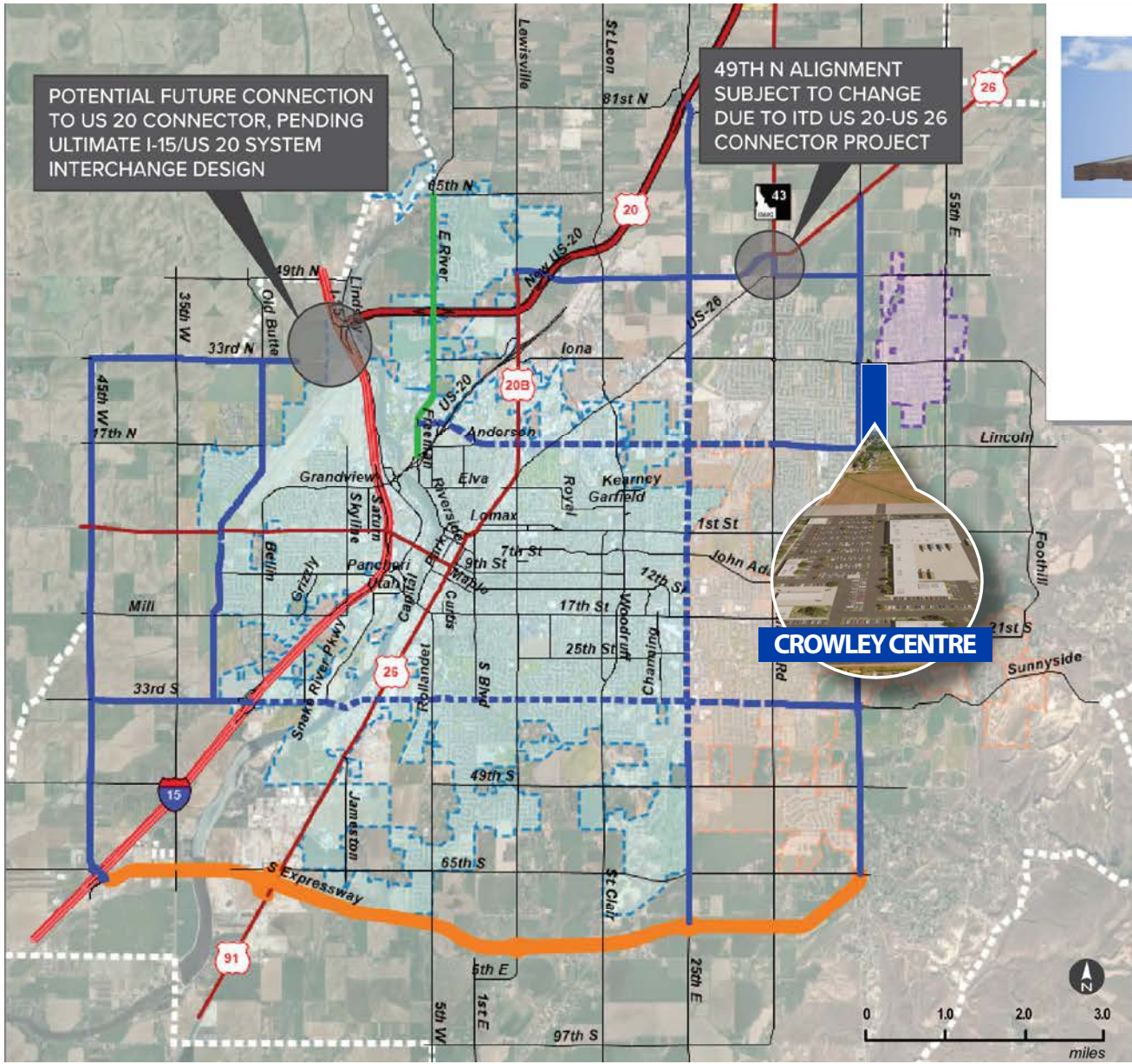
- PROPERTY TYPE:** Retail Center
- TOTAL BLDG. SIZE:** 113,100 SF
- LEASE TYPE:** NNN
- AVAILABILITY DATE:** Q1 2027
- LEASE RATE:** BTS, Ground Lease, Pad Sales & Leasing Available
Contact Agent for Rate

AVAILABLE

SPACE	SPACE TYPE	RSF
Building 1	Big Box or Grocer	66,000 SF
Building 2	In-Line Retail	18,600 SF
Building 3	End Cap Retail	9,000 SF
Building 4	Freestanding Restaurant	6,300 SF
Building 5	Gas/Convenience Store	3,000 SF
Building 6	Fast Food	4,800 SF
Building 7	Freestanding Retail	5,400 SF
Site Inclusive	Development Opportunity	15-17 Acres

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BONNEVILLE MPO PLANNING AREA

- IDAHO FALLS
- AMMON
- IONA
- UCON

HIGH-CAPACITY ROADWAY SYSTEM

- STATE HIGHWAY
- INTERSTATE
- US HIGHWAY-LIMITED ACCESS
- STRATEGIC ARTERIAL - IMPROVE CAPACITY
- STRATEGIC ARTERIAL - IMPROVE EFFICIENCY
- RE-CLASSIFY (5-LANE ARTERIAL)
- FUTURE EXPRESSWAY

[CLICK FOR MOR INFORMATION](#)

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DRIVE TIME FROM SITE



**BONNEVILLE
HIGH SCHOOL**

5 MINUTE DRIVE TIME



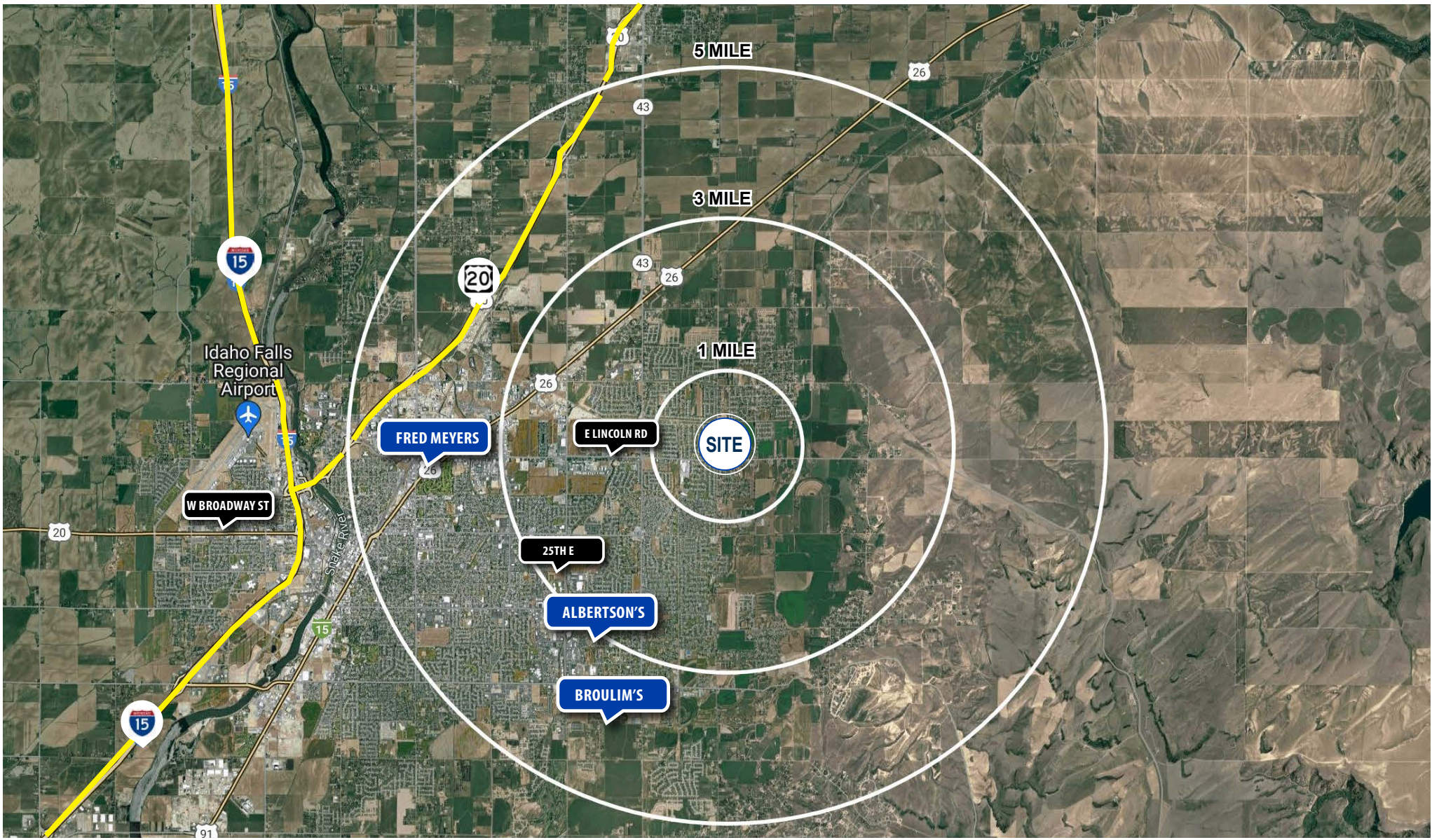
CROWLEY CENTRE

**THUNDER RIDGE
HIGH SCHOOL**




4 MINUTE DRIVE TIME

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1 MILE RADIUS

		
POPULATION 8,948	EMPLOYEES 477	AVG. HOUSEHOLD INC. \$103,484

3 MILE RADIUS

		
POPULATION 41,206	EMPLOYEES 6,548	AVG. HOUSEHOLD INC. \$109,311

5 MILE RADIUS

		
POPULATION 87,993	EMPLOYEES 27,321	AVG. HOUSEHOLD INC. \$101,702

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